

**TO:** DEVELOPMENT REVIEW BOARD  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 98-DR-2003#2  
**REQUEST:** Approve site plan & elevations for new Senior Apartments at McDowell Village  
**PROJECT NAME:** McDowell Village Senior Housing  
**LOCATION:** 8302 E McDowell Rd

**DEVELOPER/OWNER:** City of Scottsdale  
**ARCHITECT/DESIGNER:** N/A  
**ENGINEER:** N/A  
**APPLICANT/COORDINATOR:** RED Group, LLC/Scott Laten  
8426 E Shea Blvd  
Scottsdale, AZ 85258  
480-948-5060

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**CONCURRENCE:** Economic Vitality, Community Services, and Municipal Services Depts.

**PUBLIC COMMENTS:** There have been numerous open houses regarding the development of the proposed mixed-use development project (McDowell Village). Comments have been in general support of the project, however one adjacent neighbor has expressed concerns regarding the building height and the trash placement at the northwest corner of the building. Some adjacent homeowners have objected to the possible relocation of their trash collection from the alley to their front curb.

**REQUEST:** This is a request to approve the site plan and the elevations of the Senior Apartment portion of the McDowell Village development project.

**LOCATION & ZONING:** This property is located near the northwest corner of McDowell Road and Granite Reef Road. The property is zoned Planned Community District (PCD) with underlying zoning comparable to Multi-Family Residential District (R-5).

**CHARACTERISTICS:** This overall McDowell Village site is approximately 13 acres in size and was formerly used as a Smitty's super market for approximately 40 years. The site is currently vacant, has access to 3 surrounding roads, and is surrounded by single-family homes to the north, commercial uses to the east and west, and industrial to the south. The proposed Senior Apartments will occupy the west portion of the site.

**HISTORY:** On January 22, 2004, the Development Review Board previewed the Senior Center and Senior Apartments during a study session. Board members stressed the importance of having common design elements tie the buildings together

architecturally. There was also emphasis on a strong pedestrian connection plan that includes a pedestrian connection from the Senior Apartments to the Circle K convenience store. There was also a comment that the Senior Center should have softer design elements that speak to the type of patrons and embrace the patrons more.

In September of 2003, the City Council rezoned the property to the Planned Community District (PCD) with a development agreement and amended development standards to allow the mixed-use development that includes a Senior Center, Senior Apartments, retail/restaurant uses, and a community theater.

In August of 2003, the Development Review Board reviewed the request for amended development standards and emphasized the need to have the site landscaped well. The Board suggested more mature trees and a larger landscaped setback along McDowell Road.

**DISCUSSION:** The McDowell Village mixed-use development project proposes to create a community-based site that will serve and provide entertainment to the nearby neighborhood and senior community. The first development phase of McDowell Village includes a 37,500 square foot Senior Center (associated case 98-DR-2003) and the proposed 224-unit Senior Apartment building. The site's central open space area will provide activities and opportunities for interaction among the various patrons of the Senior Center, Senior Apartments, and future retail/restaurants and community theater. In addition to common open space areas, there will be common landscaping materials, building colors and materials, and common seating and wall elements to provide a visual continuity to the project to create a village environment.

The 36-foot tall Senior Apartment building has a contemporary southwestern architectural design with portions of the east elevation stepping from 1 to 3 stories. The building materials include sand brick masonry veneer, tan and beige colored plaster, and brick-colored metal accent railings. A desert landscape is proposed for the project except for turf in the central open space area and at the McDowell Road building entrance/frontage. Mature trees are proposed along the north buffer area between the existing residences and the new buildings, and along the public streets.

**RELATED CASES:** 9-ZN-2003 and 98-DR-2003

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Tim Curtis  
Project Coordination Manager  
480-312-4210

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Jayna Shewak  
Planning Development Manager

**ATTACHMENTS:**

- #1-Applicant Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Site Plan
- #5-Landscaping Plan
- #6-Elevations (3 pgs)
- #7-Floor Plans (2 pgs)
- #8-Site Massing Model
- #9-Neighbor Letter
- A-Fire Ordinance Requirements
- B-Stipulations/Ordinance Requirements

# McDowell Village Senior Apartments

## Development Review Narrative

### MASER DEVELOPMENT

The Site Plan shows a primary entry in three locations: on McDowell leading to the senior housing, retail and Stagebrush Theater, on 82nd Street leading directly to the senior housing and on Granite Reef Road as the main entrance for the Senior Center. Circulation is allowed between the various site uses and entrance/exits. A drop off for small buses and Dial-A-Ride is provided for both the Senior Center and the senior housing. Bus stops and bays will be located on McDowell Road and Granite Reef Road with pedestrian walkways leading citizens into the uses. From the bus stops.

The use of accents, which include brick and plaster/stucco color, as common materials will visually tie the building forms together.

### SENIOR APARTMENTS

**Age-Restricted, Independent Living Seniors Housing Community** RED Group, LLC has developed a community concept that is to be deed restricted to adults, 55 years of age and older. The community will consist of 224 senior apartments with a density of less than 21 units per acre. The two and three-story building will include one, one plus den and two bedroom apartments nestled around landscaped courtyards.

**Architectural Concept** RED Group, LLC has created a seniors' housing community that extends from one to three stories, providing integrated scaling to the surrounding structures and neighborhood. The building's design utilizes a variety of southwestern and contemporary influences, including varying rooflines and different window styles and sizes to give diversity. There is also a broad use of architectural features around windows and doors to accent the exterior of the building, creating light, shadow, visual relief, and aesthetically pleasing building elevations. Stepped patios, architectural banding and shade elements for western and eastern facing windows combined with a rich playful color palette also provide asymmetry of visual elements and delineate the building vertically as well as horizontally. Two by six construction on floors one and two and two by four construction on floor three provides for deeper recessed windows and allows for a stepping effect on the third floor.

**Site Plan Concept** In designing the conceptual site plan, special attention has been given to: *context and scale* of the area; the *structure* – spatial relationships within the site and with the surrounding area; *connectivity* – interconnection within the site and surrounding area; *diversity* – providing a variety of physical and social elements; and *adaptability* – compatibility with the neighborhood. The orientation of the senior housing achieves minimal intrusion into the privacy of the senior residents and adjoining neighbors. The building has been oriented where no resident window or balcony is parallel to the adjoining property lines. Minimum setbacks at approximately 100 feet to adjacent

properties and 120 feet to neighboring structures are double the required distance by municipal ordinance.

The placement of mature trees throughout the parking and landscape areas will virtually eliminate line of site intrusion. The site plan creates the following key elements: Attractive, unique windows to McDowell and Granite Reef Roads, limited height of building to three stories, stepping down to two stories and single story on the ends, enhancing the residential character and strengthening the connection with the single story homes to the north while maintaining massing consistent with the retail, senior center and theater. Provision of adequate common areas and amenities within the site. Orienting the wings of the seniors' housing community to create interior courtyard spaces that will encourage pedestrian activity and linkage to the neighborhood retail services, Senior Center, Stagebrush Theater, and public transit facilities.

### **Seniors Housing Community Amenities**

#### **Interior Appointments**

Architecturally unique one-bedroom and two-bedroom apartments  
Nine-foot high ceilings throughout the apartments that provide interior volume 12% greater than traditional eight foot ceilings  
Carpet, tile, wall tint and crown molding colors to reflect contemporary elegant colorization  
Expanded living space with balconies and patios designed for outdoor relaxation or to simply bring the outdoors inside  
Frost-free Refrigerators with built-in icemakers  
Built-in Microwave Ovens  
Washer and Dryers in each apartment  
Storage closets  
High-speed Internet Access

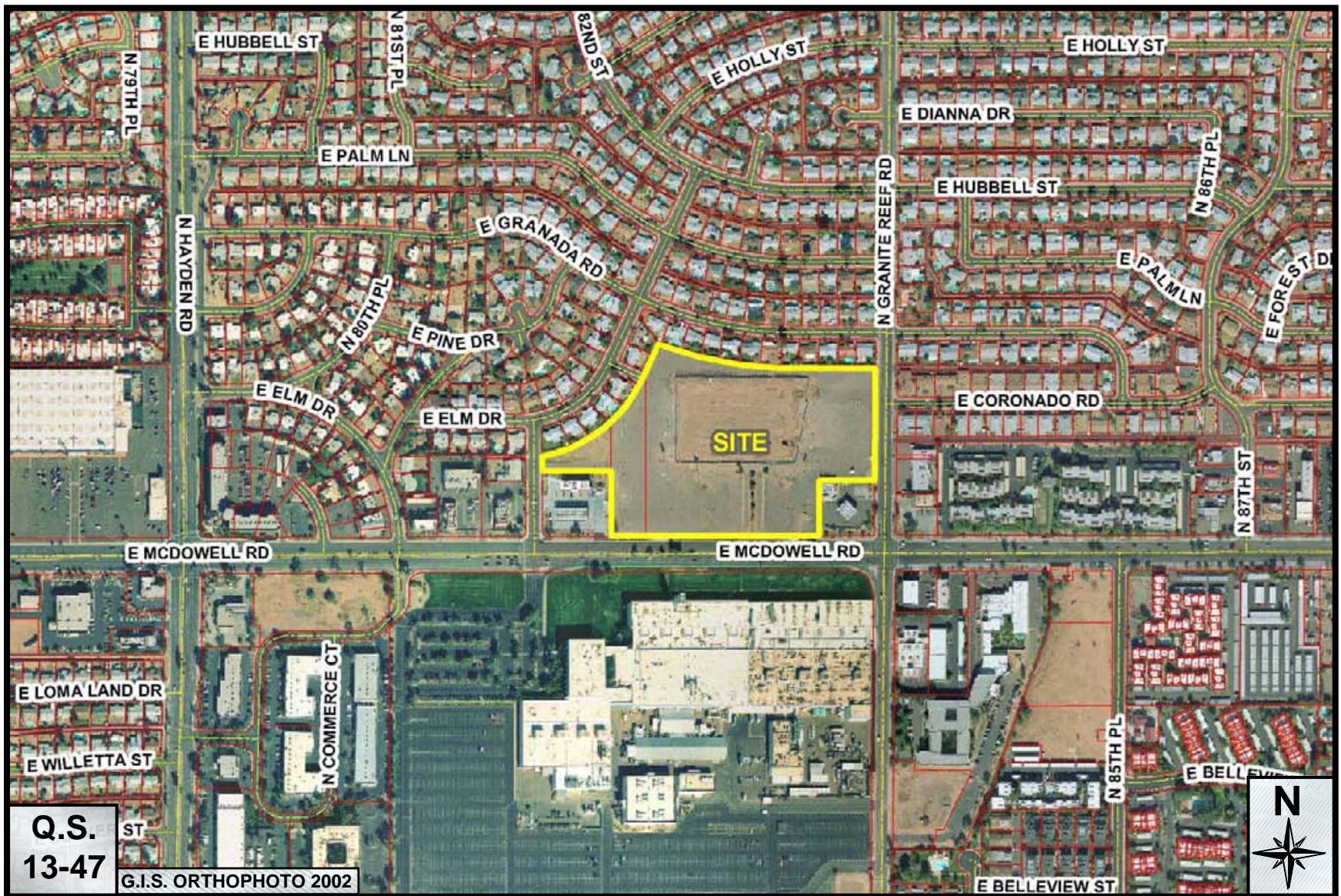
#### **Common Area Appointments**

- Leasing, reception and administrative offices
- Fireplace and sitting area
- Library and reading room
- Wellness Center
- Multi-Purpose room that may be divided for separate use
- Computer room with high-speed internet access, fax, printer, and copier
- Large-screen plasma HDTV with surround sound and theater seating
- Small kitchen for private events
- Private, small dining/conference room for use by tenants' families and small groups
- Commercial Kitchen
- Dining room and multipurpose room
- Interior, secure, double-loaded hallway access to individual apartments
- Air-conditioned, heated, carpeted, well lit, tastefully appointed hallways
- Color pallets that uniquely identify location for greater resident orientation

**Exterior Amenities**

- Landscaped with a large percentage of mature trees
- Swimming and exercise pool
- Therapeutic Spa
- Barbeques and Ramadas
- Benches, patio tables and chairs
- Parking lot access gate (west of housing component) to secure tenant parking area
- Pedestrian doors with limited access
- Dining Patio
- Community planting area with potting shed





Scottsdale Senior Center  
McDowell Village

**98-DR-2003#2**

ATTACHMENT #2



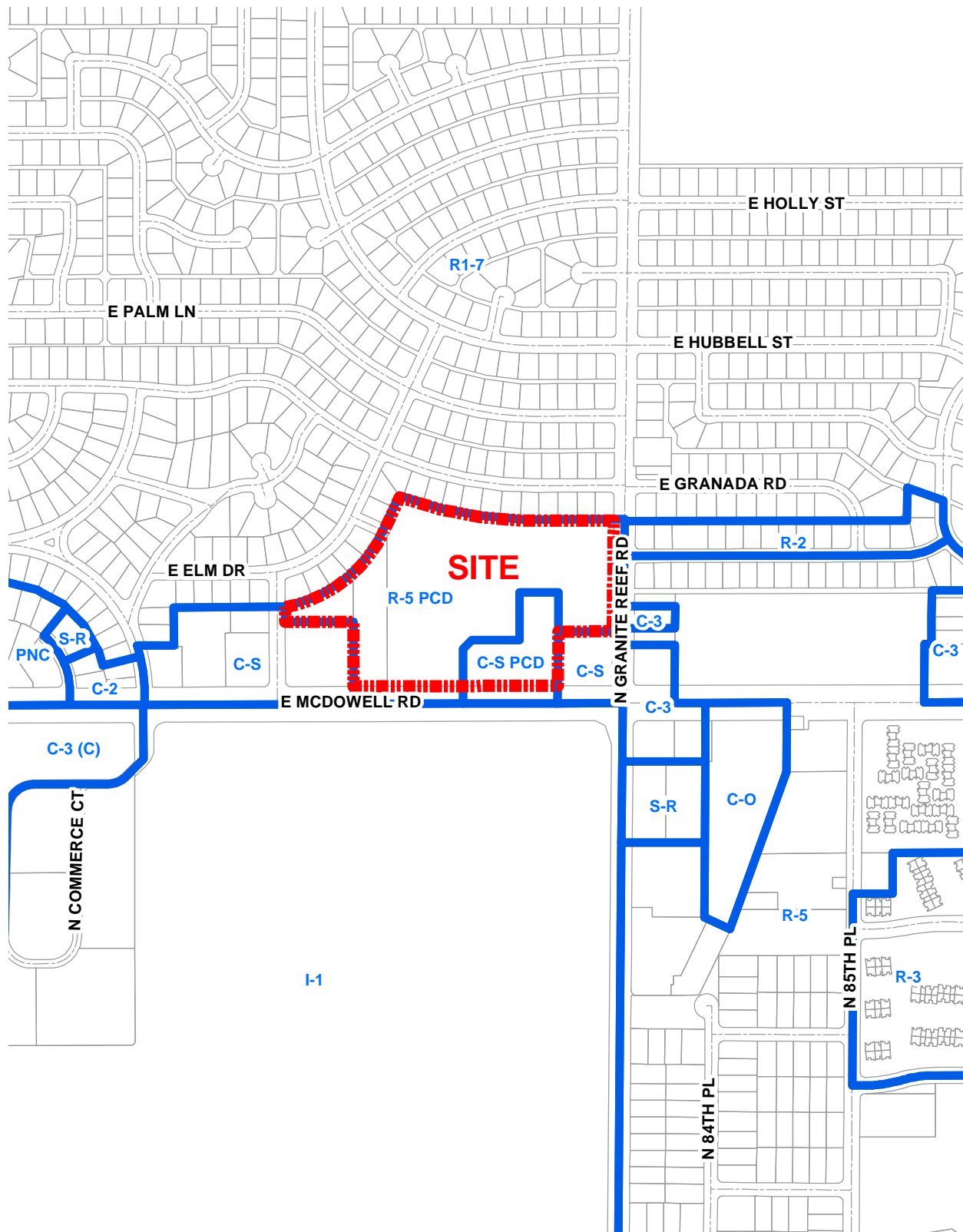


Scottsdale Senior Center  
McDowell Village

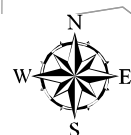
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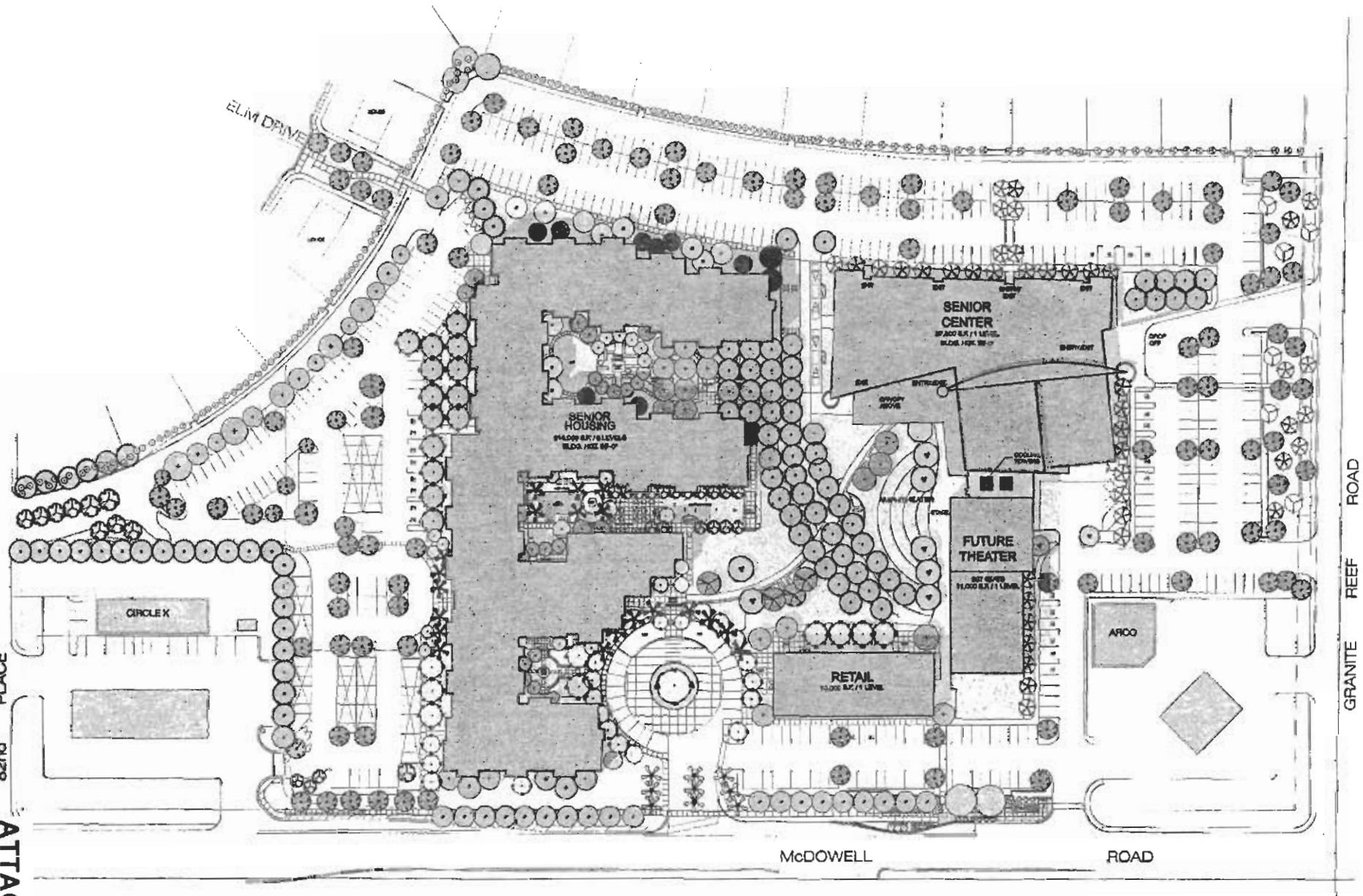
ATTACHMENT #2A





98-DR-2003#2





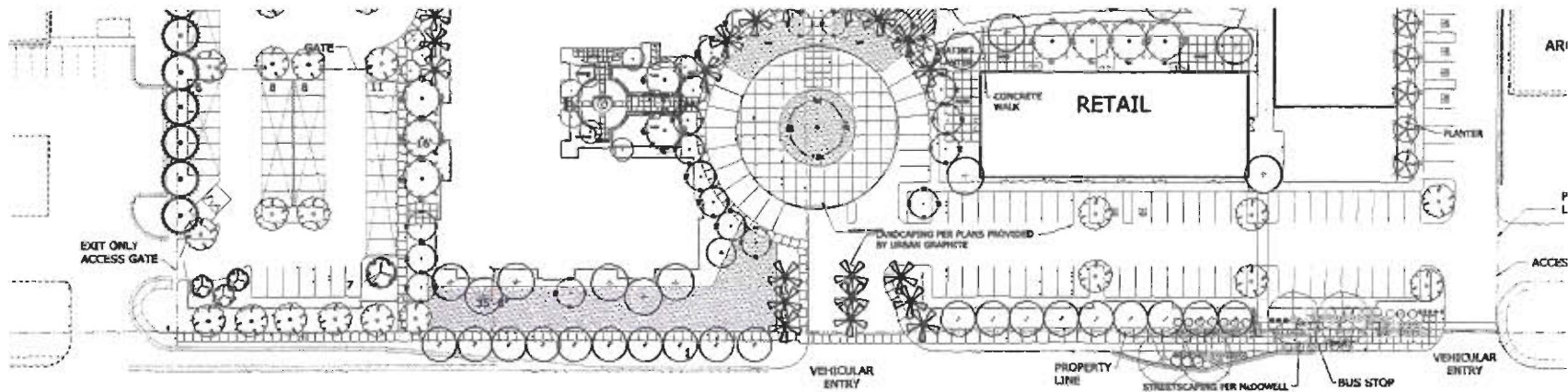
McDowell Village Mixed Use Development  
 scottsdale • arizona

SITE PLAN  
 SCALE: 1" = 40'-0"



PRELIMINARY





**mcdowell road streetscape plan**

scale: 1" = 30'



**senior apartments**

**main entry**

**retail center**

**mcdowell road streetscape elevation**

scale: 1" = 20'

**RED**  
GROUP, LLC

REAL  
ESTATE  
DEVELOPMENT  
GROUP  
SCOTTSDALE, ARIZONA  
TELEPHONE 480.348.5060  
FACSIMILE 480.348.5161  
WWW.REDGROUPLLC.COM

# **mcdowell village**

senior apartments  
mcdowell & granite reef roads  
scottsdale, arizona

**streetscape  
elevation**

15 december 2003

**A-2**



# ELEVATIONS

AGENDA ITEM



East Elevation



McDowell Elevation



North Elevation

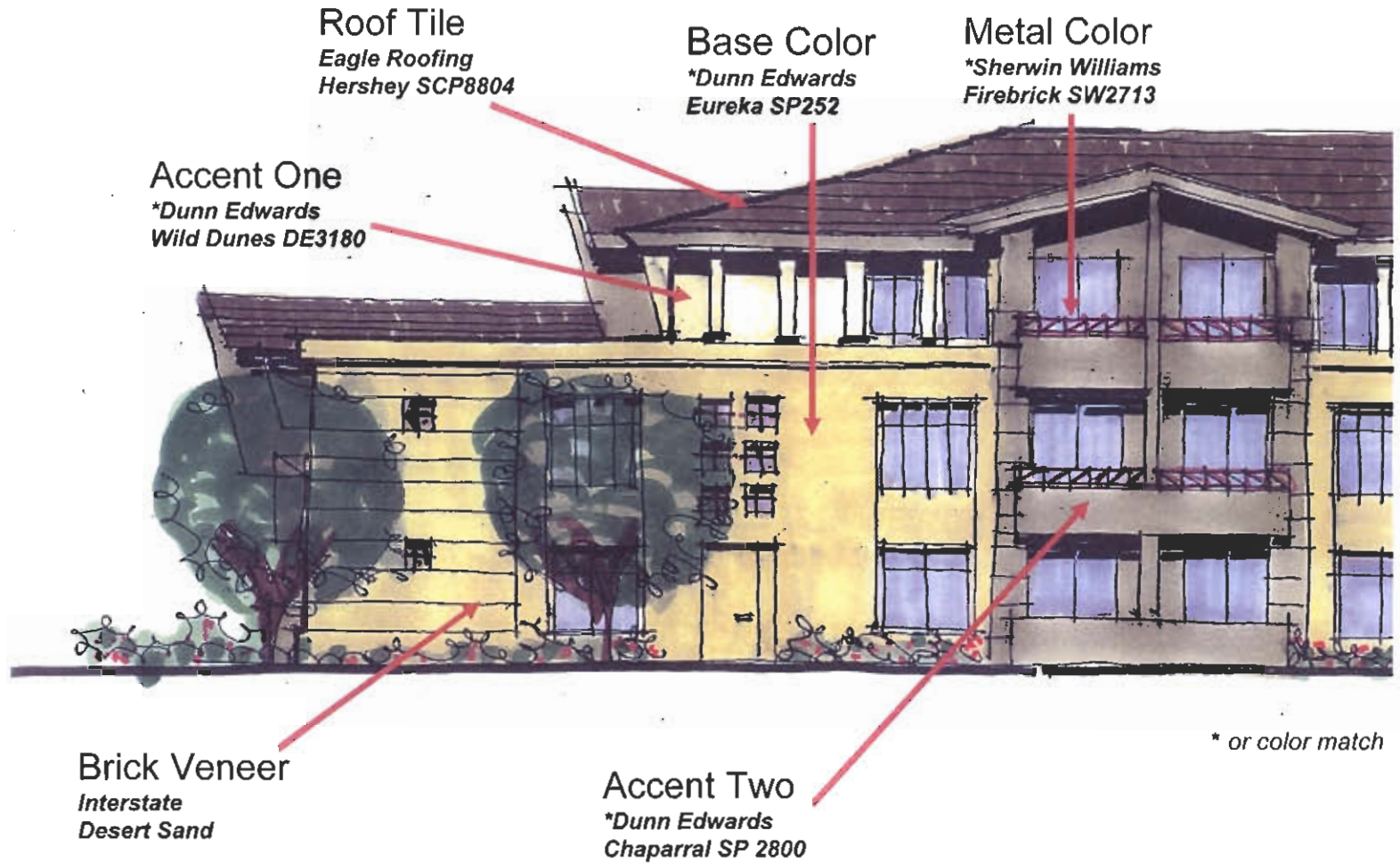
ATTACHMENT #6

**McDowell Village Senior Apartments**  
SCOTTSDALE ARIZONA

**RED**  
GROUP, LLC

98-DR-2003#2

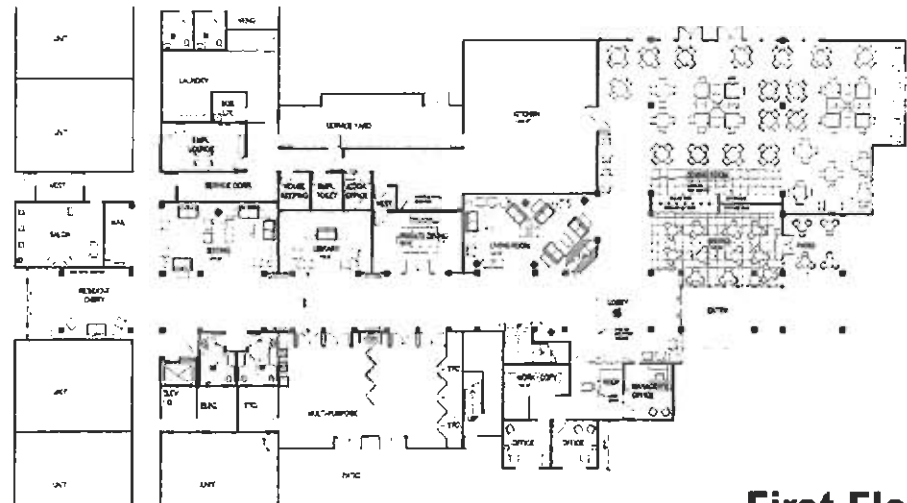
# COLORIZATION



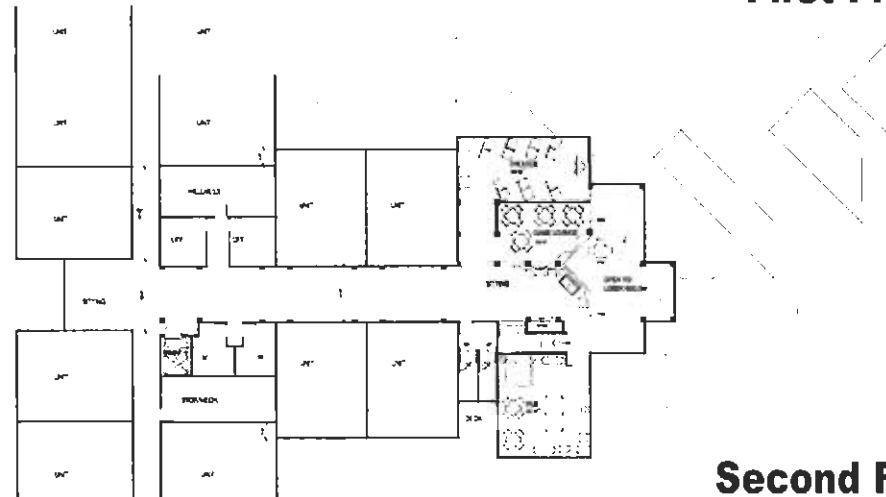
**McDowell Village Senior Apartments**  
scottsdale arizona

**RED**  
GROUP, LLC

# BUILDING PLANS



First Floor



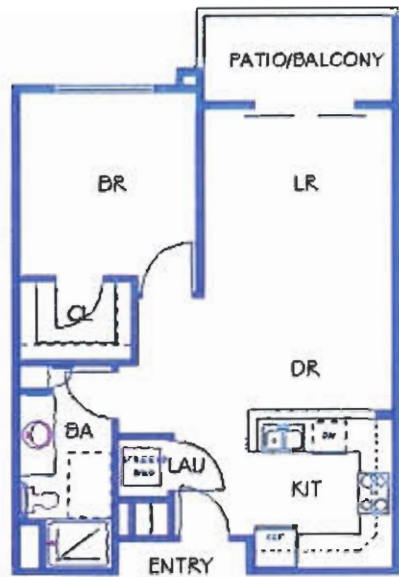
Second Floor

ATTACHMENT #7

**McDowell Village Senior Apartments**  
SCOTTSDALE ARIZONA

**RED**  
GROUP, LLC

## FLOOR PLANS

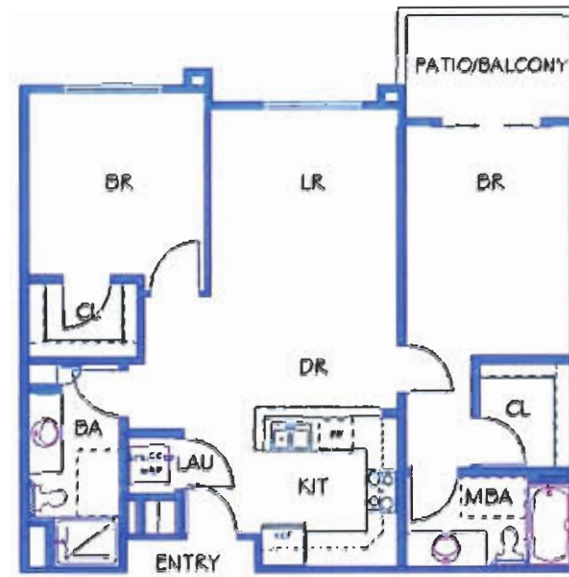


**UNIT A FLOOR PLAN (ONE BEDROOM)**

SCALE: 1/8" = 1'-0"



± 657 S.F. LIVEABLE  
± 58 S.F. PATIO/BALCONY



**UNIT B FLOOR PLAN (TWO BEDROOM)**

SCALE: 1/8" = 1'-0"



± 950 S.F. LIVEABLE  
± 62 S.F. PATIO/BALCONY

**McDowell Village Senior Apartments**  
scottsdale arizona

**RED**  
GROUP, LLC



# DEVELOPMENT REVIEW SUBMITTAL FOR MCDOWELL VILLAGE SENIOR APARTMENTS



Case Numbers:  
**102-PA-2003 #3**  
Development Review Board

Applicant:



Scott J. Laten  
8426 East Shea Boulevard  
Scottsdale, Arizona 85260  
Telephone 480.948.5060  
Facsimile 480.948.5161

ATTACHMENT #8

McDowell Village Mixed Use Development  
scottsdale • arizona

Amy Tanner  
8233 E. Elm Drive  
Scottsdale, Arizona 85257  
(480) 994-0644

January 17, 2004

Tim Curtis, Staff Contact  
City of Scottsdale  
Suite 105  
7447 East Indian School Road  
Scottsdale, Arizona 85251

RE: McDowell Village Senior Center and Housing  
Case Nos: 98-DR-2003 & 98-DR-2003#2

Dear Tim:

Thank you for the time you have recently spent with me regarding my ongoing concerns about the RED Group, Inc.'s proposed development at the old Smitty's site.

Most of the people that I have spoken with about this project can attest that I have always supported a Senior Center and related Senior Housing on this site. I feel that the City's proposal is a desirable one and I believe that seniors will make good neighbors.

I understand that a number of the members of the City staff who meet weekly to discuss this development have taken the position that my concerns are "over the top." I believe that before coming to that judgment, it should be noted that my home is the *single most adversely affected residence* in the neighborhood adjacent to this development.

At the first public meeting I attended, the design presented by RED Group had their three story building located approximately 80 feet from my home. Not only was no other structure in the development located that close to any other house, my house is the only house with the THREE story building behind it. Initially, THAT was my only issue with this development's design.

After that first public meeting, I entered into what I thought were good faith negotiations with RED Group. After several meetings and much talking back and forth, RED Group agreed to move the building approximately 20 feet so as to make it no closer to me than any other building on the site is to any other home. Although they proposed several other solutions such as "stepping the upper stories back", none of those solutions ever came to pass. Mine is still the only house with a three story building overlooking my home.

In response to my concerns about a THREE story building and the loss of privacy and view from my back yard, RED Group offered to mitigate my damages with a "landscaping allowance" of \$3,000.00 which was to be used to plant full grown trees in my back yard. I agreed to this proposal since it was clear that RED Group did not intend to take any other action to address my concerns. Again, I believed that RED Group was genuine in wishing to mitigate my loss of privacy and the loss of view.

**ATTACHMENT #9**

Only when RED Group sent me the contract to sign regarding the "landscaping allowance" did I learn that they intended to locate the trash receptacles for their 225 unit complex 50 feet behind my house. **Naturally, I object.** I sincerely doubt that any of the City's staff or RED Group principals would want the trash for a development of this size located 50 feet from their own backyard.

As you know, I met with RED Group on September 16, 2003 to discuss my concerns regarding placement of the trash. They promised to "look into it" and "see what could be done". They also offered to buy my house and spent several minutes explaining to me how terrible it will be to live in my home during the construction process. Clearly, Greg Hogan's speech was designed to convince me to sell. A few days later I notified them that I would accept their offer to buy my house. I received absolutely no response from the RED Group for almost three months, despite several attempts to reach them. Finally, on December 11, 2003, Scott Laten sent me an email advising me that they had not had time to address my concerns and I would need to "sit tight for a few more weeks."

I did not agree to wait and I now believe that RED Group was attempting to put me off until after all of the necessary approvals had been achieved through the City's process.

RED Group wasted my time, my husband's time, your time and Laurel's time with that meeting on January 13, 2004. Every time we have a meeting, I have to pay a sitter and lose time from work. They had nothing to offer and could not even answer the most basic question of how many trash dumpsters they need. It is difficult to believe and shocking that a developer of RED Group's alleged caliber "*does not know*" the trash requirements of their proposed development this far into the process. They have had at least four months since the issue was initially identified as a problem.

Clearly, as of January 13, 2004, RED Group had not made any real efforts to resolve the trash issue. Their attorney advised me on January 5, 2004 in a terse email that they would not buy my house. He attempted to intimidate me in an attempt to stop me from expressing my objections to their proposal at the public meetings. The design RED Group presented for the trash to us at our meeting, and to the public at the recent public hearings, is unworkable and misleading. As you know, Scott Laten admitted that it would not work at our meeting on the morning of January 13, 2004.

I do not believe it is "over the top" for a homeowner to object to the location of one or more large trash receptacles 50 feet behind a family residence. These trash receptacles will be designed to serve approximately 300 people.

These large dumpsters will be malodorous, draw insects, invite vagrants and present a danger to the children in our neighborhood. It is NOT reasonable to argue that the trash generated by seniors will be less smelly or draw fewer insects than anyone else's trash. I do not believe that it is necessary for RED Group to insist on that location for the trash and I believe that there are other workable sites that could be utilized instead.

Further, in response to my objection to the location of their trash (an issue wholly unrelated to the loss of privacy and view I will experience as a result of having a three story building behind my house) RED Group has retaliated by withdrawing their offer to provide me with a "landscaping allowance" to mitigate the damage to my view.

As I expressed at the public meetings I recently attended, I believe that the City's design for the Senior Center and related buildings is beautiful. I certainly noted that the City's design does not impinge upon any neighbor. The buildings are only two stories tall. Most notably, the trash is located away from the residences. I continue to support the City's design for the Senior Center, Theater and retail shops.

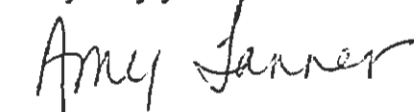
To conclude, I would like to point out that I have only had two issues with RED Group, both of which I have attempted to resolve with RED Group at considerable expense to me in both time and money: 1) The location of a three story building behind my house and the resulting loss of privacy and view; and 2) The location of large trash dumpsters designed to serve approximately 300 people immediately behind my house. Again, my home is the only home with a three story building behind it and the only home with trash receptacles proposed for location behind it. This is an unfair burden for one homeowner to shoulder. While the proposed development may increase the property values in our neighborhood *in general*, these are definitely the types of issues that will have a negative effect on my property's value.

I no longer believe that RED Group has participated in these negotiations in good faith. As such, I am requesting that the City require RED Group to investigate and identify an alternate place for the trash receptacles in a location away from my residence.

Since it is unlikely that RED Group would lower the height of their building on the end near my home, I am further requesting that RED Group be required to plant large, full grown trees on their property behind my house to screen my home and yard from the view of their residents and to mitigate the loss of view that I will experience.

Tim, I do appreciate all of your time and effort, and the time and effort Laurel has invested, with regard to my concerns. Please advise me what additional steps I need to take to ensure that my concerns are considered in the approval process.

Very truly yours,



Amy Tanner



**SCOTTSDALE SENIOR CENTER**  
**Mc DOWELL VILLAGE - REVISED**  
**8302 E. Mc DOWELL RD.**  
**SCOTTSDALE, AZ.**

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.  
  
SEE THE SITE PLAN FOR THE FIRE LANE LOCATIONS. ENTRANCE & EXIT DRIVES MUST BE A MIN. 20'-00" WIDE EACH.
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
  - ☒ A. KNOX BOX
  - ☒ B. PADLOCK
  - ☒ C. KNOX OVERRIDE & STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. SUBMIT PLANS FOR A CLASS " B " FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☐ 7. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.  
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 8. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_
- ☒ 9. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 10. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER(S) OF CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 11. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 20') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 12. NUMBER OF FIRE HYDRANTS REQUIRED, 04. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF \_\_\_\_\_ AT \_\_\_\_\_ GPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 13. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) \_\_\_\_\_
- ☒ 14. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS \_\_\_\_\_
- ☐ 15. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. PERMIT FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED REQUIRES THAT A COMPLETED HMMP BE PROVIDED WITH SUBMITTAL OF BUILDING PLANS.
- ☒ 16. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 17. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)
  - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
  - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 18. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF \_\_\_\_\_ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS MAY BE REQUIRED.

19. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA (2002 EDITION) & CITY ORDINANCE. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:  
LT. HAZ.      APARTMENTS -- ORD. GR II-      MERCANTILE      ORD. GR I -      RESTAURANT
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA;
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES:  
.45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. PROVIDE A LOOPED UNDERGROUND WATER MAIN SYSTEM. - FIRE TRUCK TURNING RADIUS  
OUTSIDE , 45'-00"      INSIDE ,    25'-00" -    MIN. LOADING DESIGN OF A MIN. 83,000 POUNDS G.V.W. -

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

# **Stipulations for Case: McDowell Village – Senior Housing Case 98-DR-2003 #2**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Red Group, LLC dated 1/5/2004 by City staff.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Red Group, LLC dated 1/5/2004 by City staff.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Terrano and Urban Graphite landscape architects and dated 1/22/2003 by City staff.
  - d. The location and configuration of open space shall be constructed to be consistent with the site plan worksheet submitted by Gabor Lorant Architects, Inc dated 1/9/2004 by City staff.
  - e. The photometric, lighting fixture type, location and configuration of all site lighting shall be consistent with the lighting plans submitted by Visual and dated 1/9/2004 by City staff.
  - f. Phasing shall be consistent with the phasing plan submitted by Gabor Lorant Architects, Inc dated 1/9/2004 by City staff.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
4. Any exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials on both sides that are compatible with the building(s) on the site in terms of color and texture.
8. All walls shall match the architectural color, materials and finish of the building(s) on both sides.

**Ordinance**

- A. Revise the first floor units to meet or exceed the minimum amount of private outdoor living space required per the amended development standards.

**SITE DESIGN:****DRB Stipulations**

9. The Retail and Theater buildings shall return to a separate Development Review Board hearing for approval.

**LANDSCAPE DESIGN:****DRB Stipulations**

10. Landscaping and site walls along McDowell Road shall be consistent with the McDowell Road Streetscape Guidelines.

**Ordinance**

- B. Turf shall be limited to the maximum area specified in Sections 49-245 through 49-248 of the City Code.

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

11. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign, bollard, and parking lot canopy lighting.
12. The individual luminaire lamp shall not exceed 320 watts.
13. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet, except the first row of light pole fixtures along the north and south property lines shall not exceed 16 feet.
14. With final plans submittal, the developer shall submit a pre-curfew and post-curfew lighting plan, with automatic timers.
15. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
16. Incorporate into the project's design, the following:

**Parking Lot and Site Lighting:**

- a. No light poles shall be located within 30 feet of the adjacent single-family residential property lines to the north and west.
- b. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles.
- c. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.00 foot-candles. All exterior luminaries shall be included in this calculation.
- d. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 along North and Northwest parcel boundary adjacent to residential, and 1.5 foot-candles at all other locations except driveways. All exterior luminaries shall be included in this calculation.

**Building Mounted Lighting:**

- e. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

**Carport Lighting:**

17. The carport lighting shall be recessed within the canopy and shall not project below the fascia. The light source is not directly visible from the property line.



**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

18. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**Ordinance**

- C. If covered parking is provided for the general public, accessible covered parking (in conformance with ADA requirements) shall also be covered in the same proportion for non-residential places of public accommodation.
- D. If covered parking is provided for multi-family residences, accessible covered parking (in conformance with ADA requirements) shall also be provided in the same proportion. Covered accessible parking may be located contiguous to covered spaces if an accessible path of travel to the building is provided.

**ADDITIONAL PLANNING ITEMS:**

**DRB Stipulations**

19. No exterior vending or display shall be allowed.
20. Flagpoles, if provided, shall be one piece, conical, and tapered.
21. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
22. Provide details of covered parking.

**RELEVANT CASES:**

**Ordinance**

- E. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 9-ZN-2003.

## **ENGINEERING**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **APPLICABLE DOCUMENTS AND PLANS:**

- 23. Preliminary Drainage Report For McDowell Village, prepared by EEC and sealed 1/07/2004.
- 24. McDowell Village Mixed Use Development Site Plan, prepared by GLA, dated 1/09/2004 by City Staff.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

- 25. A final drainage statement report shall be submitted that demonstrates consistency with the approved drainage report from Case #98-DR-2003.
  - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
  - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
  - c. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

#### **Ordinance**

- F. On December 3, 2003, the City's Storm water Management Division approved a Storm water Storage Waiver for this development. This approval is based on the following conditions:

- (1) The proposed project, McDowell Village, includes storm water storage for 0.6 Ac-Ft

### **ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

#### **DRB Stipulations**

- 26. If a gated entrance or parking is proposed, the developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual. There shall be a minimum of 20 feet clear distance when the gates are open for access.

#### **Ordinance**

- G. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

### **INTERNAL CIRCULATION:**

#### **DRB Stipulations**

- 27. The developer shall provide a minimum parking-aisle width of 24 feet.
- 28. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
- 29. Speed humps shall be designed and constructed at all internal pedestrian crossings.

30. The Y intersection as shown on the 82<sup>nd</sup> Place Vehicular entry on the referenced applicable document shall be redesigned to a gentle T intersection.
31. Provide a pedestrian connection between the Senior Housing and the Circle K located at the southwest corner of the site.

**Ordinance**

- H. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

**REFUSE:****DRB Stipulations**

32. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-2 for single enclosures with grease containment and #2147-1 for double enclosures.
33. The refuse enclosure identified on the referenced applicable documents in the southeast corner of the property must be orientated at 30-degree angle to the centerline of the drive.
34. The refuse enclosures identified on the referenced applicable documents in the northeast corner of the site must be reorientated to facilitate container pickup
35. Enclosures must:
  - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
  - b. Be positioned to facilitate collection without "backtracking."
  - c. Be easily accessible by a simple route.
  - d. Not require backing more than 35 feet.
  - e. Not be located on dead-end parking aisles.
  - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

**Ordinance**

- I. Refuse enclosures are required as follows:
  - (1) Restaurants: One per restaurant
  - (2) Senior Apartments: Three single enclosures or 1 single and 1 double enclosure.
- J. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- K. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**WATER:****DRB Stipulations**

36. Basis of Design Report (Water):
  - a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

**Ordinance**

- L. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:****DRB Stipulations**

37. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
38. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

**Ordinance**

- M. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

**CONSTRUCTION REQUIREMENTS****DRB Stipulations**

39. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

**Ordinance**

- N. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]